

Lot 2

£13,426 per annum exclusive

Health Assessment Centre, Llanarth Road, Pontllanfraith, near Blackwood NP12 2LG Freehold Medical Centre Investment



Key Details

- Let to The Secretary of State for Communities and Local Government
- New 10 year lease from April 2018 (subject to option)
- CPI linked Rent Review in April 2023 (compounded annually)
- Future redevelopment and Change of Use potential (subject to lease and consents)
- Predominantly residential location

Location

Miles: 12 miles north-west of Newport
15 miles north of Cardiff
41 miles east of Swansea
Roads: B4251, A469, A470
Air: Cardiff International Airport

Situation

The property is located on the western side of Llanarth Road, south of its junction with Commercial Road and Newbridge Road. The property is located in a predominantly residential area with a number of local amenities nearby.

Description

The property comprises a medical assessment centre with office/medical accommodation arranged on the ground and first floors. The property benefits from permitted use as offices, a job centre or a medical assessment centre.

Tenure

Freehold.

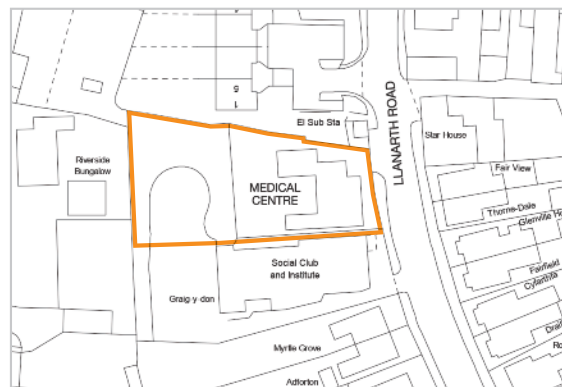
VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground/First	Medical Centre	172.99 sq m (1,862 sq ft)	THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT (1)	10 years from 01/04/2018 until 31/03/2028 (2) on a full repairing and insuring lease	£13,426	01/04/2023 (3)
Total		172.99 sq m (1,862 sq ft)			£13,426	

- (1) Centre for Health and Disability Assessments provides a service assessing the eligibility for benefits of people who are out of work due to long-term illness, or as a result of a disability or health condition, on behalf of the Department for Work and Pensions (DWP) (Source: www.chdauk.co.uk 17/04/2018).
- (2) The lease is subject to a tenant option to determine on 31st March 2023.
- (3) The rent is reviewed every 5 years to CPI and is compounded annually.



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